

TEW & BEASLEY, L.L.P.

MIAMI CENTER 26TH FLOOR
201 SOUTH BISCAYNE BOULEVARD
MIAMI, FLORIDA 33131-4336
TELEPHONE (305) 536-1112
FACSIMILE (305) 536-1116

297-195

WRITER'S DIRECT LINE
539-2480

PALM BEACH OFFICE
COMEAU BUILDING • SUITE 1000
319 CLEMATIS STREET
WEST PALM BEACH, FLORIDA 33401-4624
TELEPHONE (561) 835-4200
FACSIMILE (561) 835-1242

April 7, 1997

Board of County Commissioners
Metropolitan Dade County
111 N.W. 1st Street
Stephen P. Clark Center
Miami, Florida 33139

Re: Lot 13 Block 13 J.G. Heads Farms Unit A Plat Book 46 Page
13 less the South 50' feet thereof

Dear Honorable Commissioners:

Our law firm represents Raul Medina Jr., the owner of the above-referenced property. He is also the owner of the adjacent lot #12. Lot #12 is currently zoned RU-5A. This application seeks a zoning change for lot #13 from EU-M to RU-5A.

This change in zoning is justified because the Comprehensive Development Master Plan allows the RU-5A zoning along frontage of major roadways for office usage, in residential community areas, where residences have become less desirable due to inadequate setbacks from roadway traffic and noise due to mixture of non-residential uses in area.

Furthermore, in 1992 the lot directly adjacent to the subject lot, and owned by the applicant Raul Medina Jr., was re-zoned RU-5A. The proposed change would bring the subject lot into conformity with the adjacent lot and allow the applicant to develop these lands to their most productive use.

Enclosed please find a check payable to Dade County, representing the filing fee for this application.

I look forward to working with you on this matter.

Sincerely,


AL CARDENAS

INCL. Lot 12
as subject Property
As per PLANS Submitted
AND Applicant
NDN